



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 729
CARLISLE, MA 01741
(508) 369-9702

**Minutes of Public Hearing: April 12, 1993 at 9:50
Room 2, Spalding School
Proposal to Amend Section 5.5 of the Zoning Bylaw**

Chair Evans opened the public hearing at 9:50. Attending were Board members Chaput, Foote, Colman, Ernstoff and King; also present were David Stewart and Mary Ann Kitrosser, reporter.

Mr. Evans read the proposed amendment, which replaces existing Section 5.5.2.4.1 of the Conservation Clusters Bylaw, which reads:

a width such that a straight line drawn through the site of the dwelling to the nearest opposite boundary lines is at least two hundred & fifty (250) feet,

with a new Section 5.5.2.4.1, which reads:

the site of the dwelling completely within an ellipse, which ellipse shall

- 1) be completely within the lot;
- 2) have an area of at least 1.12 acres; and
- 3) have a minor diameter of at least one hundred fifty feet (150');

Mr. Foote spoke to the proposal, explaining that the existing language was adopted from the language of the pork chop lot dimensional requirements (Section 4.1.2.4.), which preceded the conservation clusters section, and was assumed to be appropriate. Experience has proved that the language of the proposed amendment, taken from the dimensional requirements for Residence B lots (Section 4.1.3.3.), is more appropriate in conservation clusters.

Mr. Ernstoff asked if the amendment would have the effect of making more land developable. Mr. Foote replied that this effect is not likely, and that the more likely result would be the better location of houses on lots.

There being no other discussion, Mr. Evans asked for a motion. Mr. Foote moved and Mr. Colman seconded that the Board recommend this proposal for adoption. All members of the Board voted to approve.

Mr. Evans closed the hearing at 10:00.

Sandy Bayne, Planner Assistant



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Minutes of Meeting of April 12, 1993 Room 2, Spalding School

Chair Evans opened the meeting at 8:08. Present were Board members Ernstoff, Chaput, Colman, King and Foote; also present were Susan Yanofsky, David Stewart, and Mosquito reporter Mary Ann Kitrosser.

The minutes of March 22, 1993 were accepted with minor corrections.

Scott Munroe of 324 Acton St. presented a letter to the Board asking that the public hearing on his application for a Special Permit for an accessory apartment, scheduled for 9:45 that evening, be postponed. He told the Board that he had notified all his abutters that he intended to do this.

Chair Evans recessed the meeting at 8:15 so that a public hearing could be convened. The meeting was resumed at 8:27.

Susan Yanofsky presented a dummy of the mailer of the Long Range Goals of the Carlisle Community; the Board reviewed the work done by Susan and her husband Neil. Since the last review of the subcommittee's work, a letter from the Planning Board and a Table of Contents had been added, and the enumeration of related goals after each of the first 15 had been dropped. The Board discussed and edited these changes. It was agreed that the wording should indicate that the Board wishes the Town Meeting to accept the goals as a unit, recognizing nonetheless that they are presented in descending order of importance. It was also agreed that all 56 goals are a part of this goals statement. Mr. Foote moved and Ms. Chaput seconded that the edited mailer be accepted; the Board voted unanimously to approve the motion. The Board discussed the costs of printing and mailing the piece to all citizens of Carlisle on the Town's bulk mailing permit. Mr. Foote moved and Ms. Chaput seconded that the Board authorize Ms. Yanofsky to spend up to \$400 on printing. Mr. Foote moved and Mr. King seconded that the necessary funds be allocated for mailing. The Board expressed its pleasure with the Yanofskys' work, and its gratitude for their generosity.

Chair Evans recessed the meeting at 9:50 so that two public hearings could be convened. The meeting was resumed at 10:02.

The Board discussed warrant article assignments. It was agreed that Mr. Foote will present the three zoning bylaw changes. Ms. Chaput will present the Long Range Goals of the Carlisle Community. Mr. Evans will present the Scenic Roads nominees; Mr. Ernstoff will take over this assignment if Mr. Evans can't get to Town Meeting.

Mr. Colman reported that a wall on Concord Rd., a Scenic Road, had been breached recently, and that someone had been thwarted by a neighbor from breaching another wall on Concord Rd. the week before. Neither breach has been applied for or approved by the Planning Board. Noting that the bylaw is enforced by the police department, the Board agreed that Mr. Evans would speak with Chief Galvin, reminding him of the Scenic Road Town Bylaw, and asking him to remind his officers to note illegal activity as they patrol Town streets.

The public hearing on the application of Alan Blumenreich for a special permit for an accessory apartment will be advertised for May 10, 1993, at 8:15.

Mr. Foote has spoken with Davida Fox-Melanson, Superintendent of Schools, regarding the unsettled issue of school bus use of unaccepted subdivision roads. He has offered to bring Ms. Fox-Melanson and Executive Secretary Paul Cohen to a meeting with the Board in order to resolve this issue; as this is Mr. Foote's last meeting, he will do this as an interested citizen.

Mr. Foote also suggested that, as he will no longer be able to fill the role of liaison to Landtech, our engineering consultants, we invite Mr. Lorrain and Mr. Parent of Landtech to a May meeting in order to discuss how our engineering needs can be met in the future.

Mr. Foote reminded the Board that he has been the Board's representative to the Long Term Capital Requirements Committee. The Board agreed that if a newly elected member wishes that assignment, it will be given to that person. If not, Mr. Foote is willing to continue as the Board's designee.

Bills were approved as presented, with the note that the date stamp is to be used for internal organization only, not as a legal tool. Ms. Chaput suggested the purchase of two books for our library. The Board agreed to authorize the purchase.

Ms. Chaput asked that the minutes take note of the long and deeply committed service which Mr. Foote has given the Board, calling him "the quintessential volunteer." The Board members generally expressed their thanks for his help, as did the novice Planner Assistant.

The meeting was adjourned at 10:50.

Sandy Bayne, Planner Assistant



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**Minutes of Public Hearing: April 12, 1993 at 8:15
Room 2, Spalding School
Proposal to amend Section 5.6 of the Zoning Bylaw**

Chair Evans opened the hearing at 8:15. Attending were Board members Chaput, Foote, Ernstoff, Colman and King; also present were David Stewart, Susan Yanofsky, and Mary Ann Kitrosser, reporter.

Mr. Evans read the proposed amendment, which would change Section 5.6, Accessory Apartments, by eliminating Section 5.6.5.11, which reads as follows:

the primary residence is not located in a Conservation Cluster as defined above;

and renumbering the following sections.

Mr. Foote spoke to the amendment, explaining that when the Accessory Apartment section was added to the Zoning Bylaw, there was a belief that accessory apartments should not be allowed in conservation clusters because clusters were perceived to create higher density than the standard two acre lots on which accessory apartments were to be allowed. Experience has proved that this concern was unwarranted because conservation cluster lots have averaged 2.8 acres.

There being no comment from the public, Mr. Evans asked for a motion. Mr. Foote moved and Mr. Colman seconded that the Board recommend the adoption of this amendment. Evans, Foote, Colman, King and Chaput were in favor; Ernstoff abstained. The meeting was adjourned at 8:27.

Sandy Bayne, Planner Assistant